



Condenser Maintenance Checklist

10 planned preventive maintenance tasks · Free PDF from PM Assist

A practical starting point for planned preventive maintenance. Always refer to the manufacturer's O&M manual and site-specific requirements.

Visual Checks

- ☐ Inspect fan blades and motors for condition and correct rotation
- ☐ Inspect pipework and joints for oil staining indicating refrigerant leaks
- ☐ Inspect tube bundle for fouling or scale (water-cooled)
- ☐ Verify condenser is clear of obstructions affecting airflow

Functional Checks

- ☐ Check fan motor current draw against nameplate
- ☐ Measure condenser pressure and compare to expected values
- ☐ Verify subcooling is within normal range
- ☐ Check condenser water flow rate and temperatures (water-cooled)

Cleaning & Housekeeping

- ☐ Clean condenser coils and fins (air-cooled) — remove debris, leaves, and dust

Record Keeping

- ☐ Record pressures, temperatures, and fan currents

Maintenance Frequency

Monthly

- Clean air-cooled condenser coils
- Check for nearby obstructions

Quarterly

- Measure pressures and subcooling
- Check fan motors
- Inspect for refrigerant leaks

Annually

- Detailed coil inspection
- Fan motor service
- Water-cooled tube cleaning or eddy current test